

TABLE 2.X
MEDIUM DENSITY RESIDENTIAL [ZONE MDR]

(A) Purpose. The purpose of the Medium Density Residential District is to provide a variety of residential options, including single family, duplex and multi-family uses on small to medium sized lots in order to establish a development density that can support non-residential uses in the Village Mixed Use districts.

(B) Permitted Uses

1. Accessory Dwelling [see Section 4.2]
2. Accessory Structure/Use (to a permitted use)
3. Agriculture
4. Bed & Breakfast
5. Boarding House - ??
6. Dwelling, Multi-family (up to 4 dwelling units)
7. Dwelling, Single-family
8. Dwelling, Two-family
9. Forestry
10. Group Home [see Section 4.9]
11. Home Child Care [see Section 4.10]
12. Home Occupation [see Section 4.10]
13. Place of Worship
14. Recreation Facility (Outdoor)

(C) Conditional Uses

1. Accessory Structure/Use (to a conditional use)
2. Adaptive Re-use [see Section 4.3]
3. Community Center
4. Cultural Facility
5. Day Care Center
6. Dwelling, Multi-family (over 4 dwelling units)
7. Groundwater Withdrawal [see Section 4.7]
8. Home Industry [see Section 4.10]
9. Mixed Uses [see Section 4.11]
10. Mobile Home Park [see Section 4.12]
11. Public Facility [see Section 4.13]
12. Residential Care Facility
13. School
14. Telecommunications Facility [see Section 4.14]
15. Transit/Transportation Facility
16. Any other use the Development Review Board determines to be similar in scale, intensity and potential impact as other uses allowed as permitted or conditional uses in this district.

(D) Dimensional Standards

<i>Dimensional Standards (unless otherwise specified for a particular use)</i>	
Minimum Lot Size	1/2 acre
Minimum Frontage	75 feet
Minimum Setback/Front [see also Section 2.3 (E)]	40 feet as measured from the road centerline or as stipulated in Section 2.3(E)
Minimum Setback/Side	10 feet
Minimum Setback/Rear	10 feet
Maximum Height	35 feet
Maximum Lot Coverage	Lots less than ¼ acre – 80% of lot Lots ¼ up to ½ acre – Greater of 70% of lot or 0.2 acres Lots ½ up to 1 acre – Greater of 60% of lot or 0.35 acres Lots 1 acre or more – Greater of 45% of lot or 0.6 acres

(E) Supplemental District Standards

- (1) All permitted uses, excluding single-family and two-family dwellings, accessory uses/structures to single family dwellings (e.g., home occupations, accessory dwellings, home child care), forestry and agriculture, must receive site plan approval by the Development Review Board in accordance with Section 5.4.
- (2) All uses must comply with the requirements of Article 3: General Regulations and Article 4: Specific Use Standards, as applicable.
- (3) Planned Residential Developments (PRDs) and Planned Unit Developments (PUDs) are allowed in the Medium Density Residential District in accordance with Section 5.6.

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